

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-216</u>	<u>JEUNE JESUS MIRACLE, INC.</u>
<u>03-026</u>	<u>EGLISE DE DIEU MOUNT DES OLIVIERS LA NOUVELLE JERUSALEM, INC.</u>
<u>05-041</u>	<u>NEW LIFE HOLY GHOST DELIVERANCE MINISTRIES, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/10/05 TO THIS DATE:

HEARING NO. 05-5-CZ8-1 (02-216)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: JEUNE JESUS MIRACLE, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit driveways & parking within 25' of the right-of-way (not permitted).

REQUESTS #1 & #2 ON LOT 21

- (3) Applicant is requesting to permit a religious facility with an area of 1.3 gross acres (2½ gross acres required) and frontage of a minimum of 124' 11" (150' required along the right-of-way).
- (4) Applicant is requesting to permit 47 parking spaces (59 spaces required).
- (5) Applicant is requesting to permit a shed spaced 5.6' (20' required) from the principal structure.
- (6) Applicant is requesting to permit a shed setback 12' (20' required) from the front (south) property line on a dual frontage lot.
- (7) Applicant is requesting to permit a landscaped buffer with a minimum width of 6.5' (7' required) along rights-of-way.
- (8) Applicant is requesting to permit a 4.7' high CBS wall (6' high wall required between dissimilar land uses) along the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance) and approval of requests #2, #3, #7 & #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jeune Jesus Miracle Church," as prepared by Edgar Munoz, P. E., consisting of 2 pages, dated 11/20/04 and 2 pages dated 8/27/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The north 90' of Lots 10 through 13, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND: PARCEL II: Lots 14 through 17, less the east 15' thereof, and the south 50' of Lot 10, in block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL III: Lot 20, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL IV: Lots 18 & 19, less the east 15' thereof, and Lot 21, in Block 1 of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. ALSO DESCRIBED on that certain survey, prepared by Fortin, Leavy, Skiles, Inc. dated 1/14/97 and referred to as Job No. 970013, as: All of Lots 10 & 21, and Lots 11 through 20, less the east 15' thereof, Block 1, FIRST ADDITION OF LAWNSDALE, Plat book 39, Page 53, being more particularly described as follows: Begin at the Northwest corner of said Lot 10, the following two courses being along the south right-of-way line of N.W. 113 Street, also being the north line of said Lots 10 & 11 for 124.95' to

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APPLICANT: JEUNE JESUS MIRACLE, INC.

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a Point of curvature; thence SE/ly along a 25' radius curve, leading to the right through a central angle of $23^{\circ}43'07''$ for an arc distance of 10.35' to the point on the west right-of-way line of N.W. 7th Avenue also being State Road No. 7, according to the State Road Department Right-of-Way Map formerly known as §8714-106 and now know as §87140-2106; thence $S00^{\circ}22'06''W$ along a said west right-of-way line, also being a line parallel to and 15' west of the east line of said Block 1 for 275.99' to a point on the north right-of-way line of N.W. 112th Street also being a point on a circular curve, concave to the Northwest and whose radius point bears $N23^{\circ}12'35''W$; the following two courses being along said north right-of-way line also being the south line of said Lots 20 & 21; thence SW/ly along a 25' radius curve, leading the right through a central angle of $23^{\circ}27'12''$ for an arc distance of 10.23' to a Point of tangency; thence $N89^{\circ}45'23''W$ for 125.07'; thence departing said north right-of-way line $N89^{\circ}45'23''W$ for 125.07'; thence departing said north right-of-way line $N00^{\circ}22'13''E$ along the west line of said Lots 21 and 10 for 280.13' to the Point of beginning.

LOCATION: 11250 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.3 gross acres

PRESENT ZONING: BU-2 (Business – Special)
RU-1 (Single-Family Residential)

APPLICANT: EGLISE DE DIEU MOUNT DES OLIVIERS LA NOUVELLE JERUSALEM, INC.

- (1) Applicant is requesting to permit a religious facility setback a minimum of 31' from the interior side (south) property line and setback a minimum of 32' from the interior side (Northeast) and 32' from the (Northwest) property lines (50' required from property under different ownership) and to be spaced less than the required 75' from residential buildings under different ownership to the Northwest.
- (2) Applicant is requesting to permit the religious facility building with a height of 47' (35' permitted).
- (3) Applicant is requesting to waive the required 5' high masonry wall between commercial and residential zoned districts interior to the site.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mount Olive Church of God," as prepared by Silvia Jorrin, AIA, consisting of a total of 6 sheets; sheets A-1 - A-4 dated stamped received 1-5-05; sheets ST-1 & LS-1 dated stamped received 5-5-05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the east 50' and the south 261.45' of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 53 South, Range 41 East. AND: The south 116.2' of the south 260' of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 53 South, Range 41 East, less the west 15' thereof. AND: The south 71.2' of the north 143.8' of the south 260' of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 53 South, Range 41 East, less the west 15' thereof.

LOCATION: Located between N.W. 7 Avenue & N.W. 8 Avenue & the north side of theoretical N.W. 93 Street; A/K/A: 9298 N.W. 7 Avenue and 9301 and 9375 N.W. 8 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.75 Acres

PRESENT ZONING: RU-3B (Bungalow Court)
BU-2 (Business – Special)

APPLICANT: NEW LIFE HOLY GHOST DELIVERANCE MINISTRIES, INC.

- (1) Applicant is requesting to permit a religious facility with a lot area of 1.25 gross acres (2.5 gross acres required).
- (2) Applicant is requesting to permit the religious facility to setback 25' (50' required) from the interior side (west) property line and spaced less than 75' from a residential building to the west.
- (3) Applicant is requesting to waive the required 5' high wall where a BU zone abuts an RU zone district interior to the site.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Prepared for: New Life Holy Ghost Deliverance Ministries, Inc.," Sheet S-1 prepared by Don Arpin, P.E. dated last revised 5/16/05, sheets C-1, A-1 & A-2 prepared by F. Keith Jolls, P.E., dated stamped received 3/2/05 and landscape plan as prepared by Werner Dietel and Associates, dated stamped received 6/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 9 & 10 and the east 30' of Lots 3 & 8, less the south 25' of Block 20 of MIAMI MODEL TRUCK FARMS, Plat book 4, Page 39, and the 15' of N.W. 24 Court, lying east and adjacent closed per R-569-9.

LOCATION: 2451 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.25 Gross Acres

PRESENT ZONING: RU-4 (Apartments 50 units/net acre)
BU-2 (Business – Special)